

**6 Saddlemont Way NE  
Calgary, Alberta**

**MLS # A2222185**

**\$530,000**



<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,279 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

  

<b>Inclusions:</b>	N/A
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Welcome to this bright and open 3-bedroom, 1.5-bath home, perfect for first-time buyers or anyone looking for great value. The main floor offers a cozy living area with a corner gas fireplace, perfect for relaxing on cooler evenings. The kitchen is bright and functional, featuring a centre island with space for meal prep and casual dining. Upstairs, you'll find three comfortable bedrooms and a full bathroom, making it an ideal layout for small families. The home also includes a convenient half bath on the main level. Notable updates include a new hot water tank installed in 2024. The front bedroom window was replaced in 2025, and the main level window was updated in 2020, contributing to improved comfort and energy efficiency. The siding and roof were also replaced in 2025, offering peace of mind and added curb appeal. Step outside and enjoy a very large deck, perfect for outdoor gatherings or simply soaking up the sun. The fully fenced and landscaped backyard offers a private and secure area for kids, pets, or gardening. Rear parking for two vehicles adds even more convenience. Located in a quiet neighbourhood with a school just steps away, this home is also close to a nearby train station, multiple grocery stores, and everyday amenities. This is truly a great place to call home. It shows well and is ready for you to move in!